

Minutes of the meeting of Bucklebury Parish Council Planning Committee  
held in The Victory Room, Bucklebury on  
Monday 27<sup>th</sup> November 2023 at 7.45pm.

- 1 **Present:**  
Cllr. P. Spours (Chairman); Cllr. J. Allum; Cllr. B. Dickens; Cllr. L. Clarke; Cllr. G. Loader;  
Cllr. D. Southgate; Cllr. P. Teal; Cllr. C. Willett; Cllr. G. Woods; Mrs. H. Pratt (Clerk).  
Eight members of the public including the applicant of applications 23/02603/FUL and  
23/02604/LBC for Barn, Hawkridge Farm.
- 2 **Apologies.**  
Apologies of absence were received and accepted from Cllr. M. Morgan and District Cllr. Read.
- 3 **Declarations of Interest.**  
There were no declarations of interest.
- 4 **Public Session.**  
No issues were raised during the public session.
- 5 **Planning Committee meeting held on the Monday 23<sup>rd</sup> October 2023.**  
The minutes of the meeting held on Monday 23<sup>rd</sup> October 2023 were agreed as a true record of  
the meeting and signed by Cllr. Spours.
- 6 **Planning applications received from WBC:**
- 6.1 **23/02523/HOUSE – Hyakinthos, Upper Bucklebury.**  
*Proposed single storey rear extension, single storey side extension and associated alterations.*  
It was unanimously agreed that BPC has **no objection** to this application.
- 6.2 **23/02603/FUL & 23/02604/LBC – Barn, Hawkridge Farm.**  
*Internal and external alterations to allow change of use of listed barn to dwelling, including  
erection of car port and diversion of the definitive footpath.*  
This application includes a semi submerged car port for two cars and the diversion of the public  
footpath (BUCK 158/1). This application needs to be considered against planning policy C4  
which contains the criteria for the conversion of a redundant agricultural building.  
The meeting was **closed** for the applicant and objectors to speak.  
The applicant commented that the converted barn would have its own services and would have  
minimal impact on both The Owl House and Hawkridge Farm. The barn is 14m from The Owl  
House, with no windows directly overlooking it, and 9m from the Farmhouse with some  
windows directly overlooking. The barn is not suitable for modern agricultural machinery. The  
plans for the barn conversion include parking for two cars in the car port and one other vehicle.  
Internal lighting of the barn will be modern fittings providing task lighting. The structural  
survey of the barn shows it to be generally in good condition with some repairs required. It is  
planned to move the Right of Way a few metres north, using the Town and Country Planning  
Act (257). The barn is truly redundant and conversion represents the best future for the barn.  
Objectors to the applications commented that The Owl House would be blighted by noise and  
light from conversion of the barn which would also affect their amenity space. The barn was  
used in the 1980s and 90s for the rearing of sheep. Barn owls are known to breed in the vicinity  
of the barn and the Barn Owl Group have erected two barn owl boxes nearby. Light pollution  
from within the barn will change the area which is covered by the North Wessex Downs  
National Landscape where dark night skies are protected. The subterranean carport will have  
an impact on drainage. Currently water drains into the pond. Concern was raised about  
flooding of the road, although this may be caused by a blocked drain. The proposed access  
point is on a blind bend in a narrow road. Questions were asked about whether a bat survey had  
been undertaken; bats are known to be resident at the site. A bat survey has been carried out  
and provision for bats has been made in the application. Concern that the new footpath route  
would be kept clear of vegetation, given that the south side of the footpath would be a new

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hedge, was raised. Several objectors raised overdevelopment as an issue because conversion of the barn will take the whole site to 13 bedrooms.

The meeting was **reopened**.

There was a discussion about where the boundary is between the Farmhouse and the barn, and whether any of the field to the north of the barn is included. The field to the north of the barn is not under the same ownership as the barn. The revised route of the public footpath will be on land belonging to the barn. It was questioned whether there is enough space on the land to accommodate all of the required building equipment and materials for the duration of the build without them spilling into the lane. Large vehicles will not have the space to turn round on site. It was agreed that BPC **objects** to this application.

7 **Review of applications within 200m of the parish boundary.**

No new applications have been submitted to WBC within 200m of the parish boundary

8 **Update on the West Berkshire Local Plan.**

It was reported that WBC had made no apparent progress at a Political Level on the Local Plan. Meanwhile, the Planning Inspector is forging ahead with a timetable and questions. Cllr. Spours and Cllr. Dickens are meeting with Andrew Black, the BPC Planning Consultant to go through the issues, to identify the best approach given the various possible scenarios and the possible budgetary implications. This information should be available for the January BPC meeting when the budget will be confirmed and the precept for FY24/25 set. Andrew Black is of the view that the fundamental changes to THA20 which are being discussed would require withdrawal of the whole plan and a return to Regulation 18 consultation. If carried out swiftly, Regulation 18 and Regulation 19 consultations could be completed in a year.

9 **Round Table Comments.**

9.1 Vanners.

The Clerk reported that there has been an amendment to application 23/02000/COND for discharge of the drainage and lighting conditions on application 21/00484/COMIND.

9.2 Cemetery Carols.

The Clerk reported that despite various enquiries, a keyboard player for the Carols had not been found. It was agreed that the Clerk would contact Daniel Nicholls.

The meeting closed at 9pm.

Future meetings:

BPC Meeting:

Monday 11<sup>th</sup> December 2023 – 7.30pm (Victory Room).

Planning Meeting:

No Planning meeting in December.

Cemetery Carols:

Monday 18<sup>th</sup> December 2023 – 6pm in the Cemetery, Upper Bucklebury.

Signature.....

Date.....

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